

After recording return to:

William T. Maxwell, Jr., Atty.
1669 Kirby Pkwy Suite 100
Memphis, TN 38120

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of
January, 2004 by and between Robert Lytle, Married

Michael Ragsdale and Danielle Ragsdale
husband and wife, party of the first part, and
party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Desoto, State of Mississippi, to wit:

Lot 49, Magnolia Gardens, First Addition, Section A, P.U.D., in Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi, as per Plat thereof recorded in Plat Book 40, Page 28 in the Register's Office of Desoto County, Mississippi.

Being all or part of the same property conveyed to the Grantor(s) herein by Warranty Deed of record at Plat Book 268, Page 87 in said Register's Office.


TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

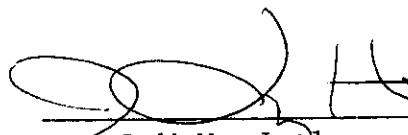
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2004 real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 40, Page 80, all being of record in said Register's Office

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.


Robert Lytle


Jodi Mae Lytle

STATE MS.-DESO TO CO.

FILED

FEB 11 10 09 AM '04

BK 464 PG 642
W.E. DAVIS CH. CLK.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

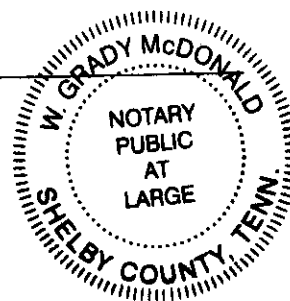
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Robert Lytle and wife, Jodi Mae Lytle

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of January, 2004

W. Grady McDonald
Notary Public

My Commission Expires: 12-7-04

**CORPORATE ACKNOWLEDGMENT**

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27th day of January, 2004 before me the undersigned Notary Public of the State and County aforesaid, personally appeared _____,

with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the _____ of the within named bargainor, a corporation, and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such _____.

WITNESS my hand and official seal at office this 27th day of January, 2004

W. Grady McDonald
Notary Public

My Commission Expires: _____

Tax Parcel No.: 1068-3408.1-00049.00

Property Address: 6695 Jennifer Drive
Olive Branch, MS 38654

GRANTOR'S ADDRESS

Robert Lytle
4550 West Sandidge Road
Olive Branch, MS 38654

GRANTEE'S ADDRESS

Michael Ragsdale
6695 Jennifer Drive
Olive Branch, MS 38654

Phone Numbers:
Home: 662-890-4630
Work: 662-895-1222

Phone Numbers:
Home: 901-861-3700
Work: 901-857-3400

This Instrument Prepared by ~~& Return To:~~

Fearnley, Califf, Martin, McDonald & Tate PLLC
6389 Quail Hollow Road - Suite 202
Memphis, TN 38120
(901) 767-6200

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